

APPENDIX B

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NOP Responses

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2004011102  
**Project Title** Sierra Canyon High School  
**Lead Agency** Los Angeles, City of

**Type** NOP Notice of Preparation  
**Description** Conditional Use Permit (for school use in a residential zone) and Zone Variance (for height of 55 foot gymnasium and 58 foot entry feature; front and rear yard exceptions) to allow the construction of a 550 student private high school on 4.29 acres in the (T) RE11-1 and A2-1 Zones. The project will occupy 76,810 square feet of new and converted on-site uses, and would be built to one and two stories with a maximum height of 58 feet; project will also accommodate an equestrian trail. Parking accommodations will be provided for 236 vehicles in four surface area parking lots. The southern edge of the project site is defined by the future extension of Rinaldi Street which will be completed between the years of 2007 and 2009. Project is subject to all administrative and discretionary permits associated with site preparation, construction activities, building permits and utility permits.

**Lead Agency Contact**

**Name** Nicholas Hendricks  
**Agency** City of Los Angeles  
**Phone** 213-978-1355 **Fax**  
**email**  
**Address** 200 North Spring Street, Rm 763  
**City** Los Angeles **State** CA **Zip** 91802

**Project Location**

**County** Los Angeles  
**City**  
**Region**  
**Cross Streets** Desoto and Rinaldi  
**Parcel No.**  
**Township**

**Range** **Section** **Base**

**Proximity to:**

**Highways** 118  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** Residential Use and vacant land; (T) RE11-1 and A2-1 zones

**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Geologic/Seismic; Noise; Public Services; Schools/Universities; Soil Erosion/Compaction/Grading; Traffic/Circulation; Landuse; Cumulative Effects

**Reviewing Agencies** Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

**Date Received** 01/23/2004 **Start of Review** 01/23/2004 **End of Review** 02/23/2004



<input type="checkbox"/>	<u>Resources Agency</u>	<input type="checkbox"/>	Dept. of Fish & Game 3	<input type="checkbox"/>	Public Utilities Commission	<input type="checkbox"/>	Dept. of Transportation 8	<input type="checkbox"/>	Regional Water Quality Control Board (RWQCB)
<input checked="" type="checkbox"/>	Resources Agency	<input type="checkbox"/>	Robert Fierke	<input type="checkbox"/>	Ken Lewis	<input type="checkbox"/>	Linda Grimes, District 8	<input type="checkbox"/>	RWQCB 1
<input type="checkbox"/>	Nadell Gayou	<input type="checkbox"/>	Region 3	<input type="checkbox"/>	Jean Sarino	<input type="checkbox"/>	Gayle Rosander, District 9	<input type="checkbox"/>	Cathleen Hudson
<input type="checkbox"/>	Dept. of Boating & Waterways	<input checked="" type="checkbox"/>	Region 4	<input type="checkbox"/>	Tahoe Regional Planning Agency (TRPA)	<input type="checkbox"/>	Cherry Jacques	<input type="checkbox"/>	North Coast Region (1)
<input type="checkbox"/>	Suzi Betzler	<input type="checkbox"/>	Region 5	<input type="checkbox"/>	Business, Trans & Housing	<input type="checkbox"/>	Tom Dumas, District 10	<input type="checkbox"/>	RWQCB 2
<input type="checkbox"/>	California Coastal Commission	<input type="checkbox"/>	Region 6	<input type="checkbox"/>	Caltrans - Division of Aeronautics	<input type="checkbox"/>	Bill Figge, District 11	<input type="checkbox"/>	Environmental Document Coordinator
<input type="checkbox"/>	Elizabeth A. Fuchs	<input type="checkbox"/>	Habitat Conservation Program	<input type="checkbox"/>	Sandy Hesnard	<input type="checkbox"/>	Bob Joseph, District 12	<input type="checkbox"/>	San Francisco Bay Region (2)
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	Habitat Conservation Program	<input checked="" type="checkbox"/>	Caltrans - Planning	<input type="checkbox"/>	Ron Helgeson	<input type="checkbox"/>	RWQCB 3
<input type="checkbox"/>	Gerald R. Zimmerman	<input type="checkbox"/>	Region 6, I/M	<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	John Olejnik	<input type="checkbox"/>	Central Coast Region (3)
<input type="checkbox"/>	Dept. of Conservation	<input type="checkbox"/>	Conservation Program	<input type="checkbox"/>	Office of Special Projects	<input type="checkbox"/>	Office of Special Projects	<input type="checkbox"/>	RWQCB 4
<input type="checkbox"/>	Roseanne Taylor	<input type="checkbox"/>	Region 6, Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Cathy Creswell	<input type="checkbox"/>	Jonathan Bishop
<input type="checkbox"/>	California Energy Commission	<input type="checkbox"/>	Marine Region	<input type="checkbox"/>	Housing Policy Division	<input type="checkbox"/>	Housing Policy Division	<input type="checkbox"/>	Los Angeles Region (4)
<input type="checkbox"/>	Environmental Office	<input type="checkbox"/>		<input type="checkbox"/>	Dept. of Transportation	<input type="checkbox"/>	Mike Eagan, District 1	<input type="checkbox"/>	San Jose Region (5)
<input type="checkbox"/>	Dept. of Forestry & Fire Protection	<input type="checkbox"/>		<input type="checkbox"/>	Dept. of Transportation 1	<input type="checkbox"/>	Don Anderson, District 2	<input type="checkbox"/>	Central Valley Region (5)
<input type="checkbox"/>	Allen Robertson	<input type="checkbox"/>		<input type="checkbox"/>	Dept. of Transportation 2	<input type="checkbox"/>	Jeff Pulverman, District 3	<input type="checkbox"/>	Fresno Branch Office
<input checked="" type="checkbox"/>	Office of Historic Preservation	<input type="checkbox"/>		<input type="checkbox"/>	Dept. of Transportation 3	<input type="checkbox"/>	Tim Sable, District 4	<input type="checkbox"/>	RWQCB 5F
<input type="checkbox"/>	Hans Kreutzberg	<input type="checkbox"/>		<input type="checkbox"/>	Dept. of Transportation 4	<input type="checkbox"/>	David Murray, District 5	<input type="checkbox"/>	Central Valley Region (5)
<input checked="" type="checkbox"/>	Dept. of Parks & Recreation	<input type="checkbox"/>		<input type="checkbox"/>	Dept. of Transportation 5	<input type="checkbox"/>	Marc Birnbaum, District 6	<input type="checkbox"/>	RWQCB 5R
<input type="checkbox"/>	B. Noah Tilghman	<input type="checkbox"/>		<input type="checkbox"/>	Dept. of Transportation 6	<input type="checkbox"/>	Stephen J. Buswell, District 7	<input type="checkbox"/>	Central Valley Region (5)
<input type="checkbox"/>	Environmental Stewardship Section	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Dept. of Transportation 7	<input type="checkbox"/>	Stephen J. Buswell, District 7	<input type="checkbox"/>	Redding Branch Office
<input type="checkbox"/>	Reclamation Board	<input type="checkbox"/>		<input type="checkbox"/>	Dept. of Toxic Substances Control	<input type="checkbox"/>	CEQA Tracking Center	<input type="checkbox"/>	Lahontan Region (6)
<input type="checkbox"/>	Lori Buford	<input type="checkbox"/>		<input type="checkbox"/>	CEQA Tracking Center	<input type="checkbox"/>		<input type="checkbox"/>	RWQCB 6
<input type="checkbox"/>	Santa Monica Mountains Conservancy	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Lahontan Region (6)
<input type="checkbox"/>	Paul Edelman	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	RWQCB 6V
<input type="checkbox"/>	S.F. Bay Conservation & Dev't. Comm.	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Victorville Branch Office
<input type="checkbox"/>	Steve McAdam	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	RWQCB 7
<input checked="" type="checkbox"/>	Dept. of Water Resources	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Colorado River Basin Region (7)
<input type="checkbox"/>	Nadell Gayou	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	RWQCB 8
<input type="checkbox"/>	Fish and Game	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Santa Ana Region (8)
<input type="checkbox"/>	Dept. of Fish & Game	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	RWQCB 9
<input type="checkbox"/>	Scott Filnt	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	San Diego Region (9)
<input type="checkbox"/>	Environmental Services Division	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Other
<input type="checkbox"/>	Dept. of Fish & Game 1	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Donald Koch	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Region 1	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Dept. of Fish & Game 2	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Banky Curtis	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Region 2	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	



**DEPARTMENT OF TRANSPORTATION**  
**DISTRICT 7, REGIONAL PLANNING**  
 IGR/CEQA BRANCH  
 120 S. SPRING STREET  
 LOS ANGELES, CA 90012  
 PHONE (213) 897-4429  
 FAX (213) 897-1337



February 2, 2004

*Flex your power!  
 Be energy efficient!*

**RECEIVED**  
 CITY OF LOS ANGELES  
 FEB 05 2004  
 ENVIRONMENTAL  
 UNIT

IGR/CEQA cs/040158  
 NOP  
 City of Los Angeles  
 Sierra Canyon High School  
 550 student private school  
 11023 Lurline Ave.  
 Vic. LA-118-2.48  
 SCH#

Mr. Nicholas Hendricks  
 City of Los Angeles  
 Department of City Planning  
 200 N. Spring St., Rm. 763  
 Los Angeles, CA 90012

Dear Mr. Hendricks:

Thank you for including the California Department of Transportation in the environmental review process for the above-mentioned project. Based on the information received, we have the following comments:

A traffic study will be needed to evaluate the project's overall impact on the State transportation system including the mainline State Route 118 (Ronald Reagan Freeway) and affected freeway on/off ramps and State Route 27 (Topanga Canyon Blvd.). The traffic study should include, but not be limited to:

- 1) Assumptions used to develop trip generation/distribution percentages and assignments.
- 2) An analysis of ADT, AM and PM peak hour volumes for both the existing and future (year 2025) conditions. This should also include level-of-service calculations using the HCM 2000 methodology. The analysis should include the following:
  - existing traffic volumes
  - project and cumulative traffic volumes
  - future traffic volumes projections for year 2025
  - existing level-of-service (LOS) calculations
  - project and cumulative level-of-service (LOS) calculations
- 3) Any mitigation measures proposed to alleviate traffic impact should include, but not be limited to the following:
  - financing
  - scheduling considerations
  - implementation responsibilities
  - monitoring plan
- 4) The Equitable Share responsibility for traffic mitigation measures will need to be calculated as determined by the percentage increase in projected peak period trips resulting in operational impacts to the State transportation system. The City should refer to Appendix "B" Methodology for Calculating Equitable Mitigation Measures found in our Caltrans Guide for the Preparation of Traffic Impact Studies. The Guide can be found on the internet at:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

Mr. Nicholas Hendricks  
February 2, 2004  
Page Two

The proposed development will need to conform with the National Pollution Discharge Elimination System (NPDES) requirements relating to construction activities and Post-Construction Storm Water Management. To the maximum extent practicable, Best Management Practices will need to be implemented to address storm water runoff from new development. The responsible water quality control agencies will need to review storm water runoff facilities and drainage plans.

All applicable transportation related safety measures will need to be implemented. We recommend the use of multi-passenger vehicles to transport students to and from the proposed school site.

A noise analysis will be needed to determine if noise from freeway traffic will have an impact on the proposed development. Noise attenuation measures such as soundwalls, site placement and architectural design elements may be needed.

We recommend that construction related truck trips on State highways be limited to off-peak commute periods. Transport of over-size or over-weight vehicles on State highways will need a Transportation Permit from the California Department of Transportation.

We would appreciate advance copies of the DEIR and traffic study to facilitate internal Departmental review. Copies should be sent to the undersigned :

Stephen Buswell, IGR/CEQA Program Manager  
California Department of Transportation  
District 7, Office of Regional Planning  
120 South Spring Street  
Los Angeles, CA 90012

If you have any questions regarding our comments, refer to our internal IGR/CEQA Record # cs/040158, and please do not hesitate to contact me at (213) 897-4429.

Sincerely,



STEPHEN BUSWELL  
IGR/CEQA Branch Chief

cc: Mr. Scott Morgan, State Clearinghouse





Terry Tamminen  
Agency Secretary  
Cal/EPA



## Department of Toxic Substances Control

Edwin F. Lowry, Director  
1011 N. Grandview Avenue  
Glendale, California 91201



Arnold Schwarzenegger  
Governor

February 10, 2004

**RECEIVED**  
CITY OF LOS ANGELES

FEB 13 2004

ENVIRONMENTAL  
UNIT

Mr. Nicholas Hendricks  
City of Los Angeles  
200 North Spring Street, Room 763  
Los Angeles, California 90012

NOTICE OF PREPARATION FOR CITY OF LOS ANGELES, SIERRA CANYON HIGH SCHOOL, DE SOTO AVENUE AND RINALDI STREET, CHATSWORTH, LOS ANGELES COUNTY, CALIFORNIA (SCH 2004011102)

Dear Mr. Hendricks:

The Department of Toxic Substances Control (DTSC) has reviewed the Notice of preparation (NOP), dated January 23, 2004 for the subject project. The due date to submit comments is February 23, 2004.

Based on a review of the NOP, DTSC is providing the following comments:

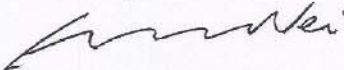
1. Because the project is school site related, DTSC recommends that an environmental review, such as Phase I Environmental Site Assessment (Phase I) and/or Preliminary Endangerment Assessment (PEA), be conducted to determine whether there has been or may have been a release or threatened release of a hazardous material, or whether a naturally occurring hazardous material is present, based on reasonably available information about the property and the area in its vicinity. This environmental assessment should be conducted as part of EIR process.
2. While it is school site related, the project does not appear to have been reviewed by DTSC under the School Property Evaluation and Cleanup Program authorized by AB 387, SB162, AB 2644 and AB 972. The project proponent is invited to participate in DTSC's School Property Evaluation and Cleanup Program. If the project proponent elects to proceed to conduct a PEA at the site, it shall enter into an Environmental Oversight Agreement (EOA) with DTSC to oversee the preparation of the PEA.

Mr. Nicholas Hendricks  
February 10, 2004  
Page 2

DTSC is also administering the \$85 million Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) Program which provides low-interest loans to investigate and cleanup hazardous materials at properties where redevelopment is likely to have a beneficial impact to a community. These loans are available to developers, businesses, schools, and local governments.

For additional information on the EOA or CLEAN Program, please visit DTSC's web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov). If you would like to discuss this matter further, please contact me at (818) 551-2860.

Sincerely,

  
*for* Ken Chiang

Senior Hazardous Substances Scientist  
School Property Evaluation and Cleanup Division

cc: Mr. Michael O'Neill  
School Facilities Planning Division  
California Department of Education  
1430 N Street, Suite 3207  
Sacramento, California 95814

Mr. Scott Morgan  
State Clearinghouse  
1400 Tenth Street  
P.O. Box 3044  
Sacramento, California 95812-3044

Department of Toxic Substances Control  
CEQA Tracking Center  
1001 I Street, 22<sup>nd</sup> Floor  
P.O. Box 806  
Sacramento, California 95812-0806

SPECD Reading File

CEQA Reading File





COUNTY OF LOS ANGELES  
**REGISTRAR-RECORDER/COUNTY CLERK**

12400 IMPERIAL HWY. - P.O. BOX 53592, NORWALK, CALIFORNIA 90650 - (562) 462-2177

**CONNY B. McCORMACK**  
REGISTRAR-RECORDER/COUNTY CLERK

Please resubmit enclosed documents with necessary correction for processing

1.  Please submit notice in appropriate form, see attached for example.
2.  Original signatures are required on both notice and certificate of fee exemption when submitted.
3.  A legible copy of notice/certificate of fee exemption is needed for processing.
4.  Notice is incomplete, incomplete portions are in highlight for your convenience.
5.  There is a filing fee in the amount of \$25.00 for each notice submitted.
6.  We do not accept checks dated more than 90 days from the due date of issuance.
7.  Please make check payable to the Los Angeles County Clerk.
8.  There is a \$1275.00/\$875.00 fee required to process your NOD as submitted. However, if the project was found to be de minimis, resubmit the enclosed NOD along with an original signed certificate of fee exemption and a check made payable to the Los Angeles County Clerk's Office in the amount of \$25.00.
9.  Please provide an actual copy of your notice for processing.
10.  Check is unsigned.
11.  The bulk of your notice has been held up at our office due to a lack of postage. A prepaid postage envelope in the amount of \$10.00 must be provided within 30 days from due date of this notice, if you would like for your notice to be returned.
12.  Check was sent without documents.
13.  Other notices have been returned because only one check was issued.
14.  Other: \_\_\_\_\_

NOTE: Please include the following to ensure prompt processing & return:

- A) original signatures on notices & certificate of fee exemptions
- B) two copies of notice if applicant/agency would like to receive a stamped copy before the posting period(s) end
- C) to return addressed envelopes
- D) please send back to the address shown above

CONNY B. McCORMACK  
Registrar-Recorder/County Clerk

*J. Baker*

J. Baker

Deputy

JAN 29 2004

Date





COUNTY OF LOS ANGELES  
**REGISTRAR-RECORDER/COUNTY CLERK**

12400 IMPERIAL HWY. - P.O. BOX 53592, NORWALK, CALIFORNIA 90650 - (562) 462-2177

**CONNOR B. McCORMACK**

REGISTRAR-RECORDER/COUNTY CLERK

**THERE ARE NO EXCEPTIONS, NO ONE IS EXEMPT FROM THE FILING FEES PER FISH AND GAME SECTION 711.4**

The following are a list of notices filed with our office for posting and there requirements:

**NOD - Notice of Determination**

- Original signatures are required on both notice and certificates of fee exemption
- When filed with a certificate of fee exemption filing fee is \$25.00
- When filed without a certificate of fee exemption fees are as follows:  
If a **(EIR), Environmental Impact Report** was prepared for the project then the Fee is \$850.00 plus the \$25.00 county posting fee = \$875.00
- If a **(ND), Negative Declaration** was prepared for the project then the fee is \$1250.00 Plus the \$25.00 county posting fee = \$1275.00
- 1 additional copy of notice & certificate (for your records)

**NOE - Notice of Exemption**

- Original signatures are required
- \$25.00 county posting fee is required
- 1 additional copy of notice (for your records)

**NOP - Notice of Preparation**

- A **(NOP)** is given to inform public that the lead agency is in the process of preparing Either a **draft (EIR)** or a **(mitigated) NEG DEC**.
- \$25.00 county posting fee is required
- No original signature is required
- 1 additional copy of notice (for your records)

**NOC - Notice of Completion**

- A **(NOC)** is issued to inform the public when the lead agency has completed **NEG DEC, or Draft EIR**
- \$25.00 county posting fee is required
- No original signature is required  
(\*Documents are sometimes for recording & not posting. Make sure they're environmental projects & not construction.)
- 1 additional copy of notice (for your records)

**NPH - Notice of Public Hearing**

- Normally issued to inform public of hearing date on a particular project
- \$25.00 county fee is required
- No original signature is required
- 1 additional copy of notice (for your records)

**ND - Negative Declaration**

- All **NEG DEC** filings are considered to be final neg docs unless otherwise indicated
- **NEVER** accept for filing without **NOD**, unless **NEG DEC** is proposed or mitigated, not final
- 1 additional copy of notice (for your records)

**PROPOSED ND - Proposed Negative Declaration**

- Name is self explanatory
- \$25.00 county fee is required
- No original signature is required
- 1 additional copy of notice (for your records)

**MND - Mitigated Negative Declaration**

- Same as Proposed Negative Declaration

**EIR - Environmental Impact Report**

- **NEVER** accept for filing without **NOD**

**DRAFT EIR - Draft Environmental Report**

- **NEVER** accept for filing alone. Can be accepted with some type of notice  
(**NOI, NPH, NOC, NOP**)

**NOI - Notice of Intent (adopt a EIR, or ND, or Draft EIR, or MND) Normally issued to inform public of hearing date on a particular project**

- No original signature is required
- \$25.00 county posting fee is required
- 1 additional copy of notice (for your records)

**NOA- Notice of Availability**

- \$25.00 county posting fee is required
- 1 additional copy of notice (for your records)

**INITIAL STUDY**

- Are not accepted alone, must have a notice



Arnold  
Schwarzenegger  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Jan Boel  
Acting Deputy  
Director

Notice of Preparation

January 23, 2004

**RECEIVED**  
CITY OF LOS ANGELES  
FEB 02 2004  
ENVIRONMENTAL  
UNIT

To: Reviewing Agencies  
Re: Sierra Canyon High School  
SCH# 2004011102

Attached for your review and comment is the Notice of Preparation (NOP) for the Sierra Canyon High School draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Nicholas Hendricks  
City of Los Angeles  
200 North Spring Street, Rm 763  
Los Angeles, CA 91802

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Associate Planner, State Clearinghouse

Attachments  
cc: Lead Agency

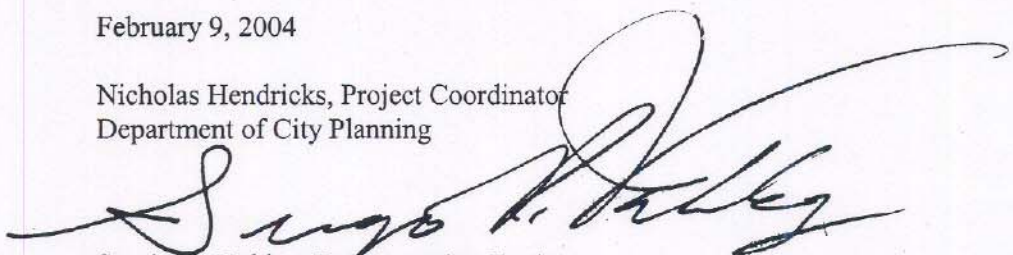


**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

11023 Lurline Avenue  
DOT Case No. SFV 04-011

Date: February 9, 2004

To: Nicholas Hendricks, Project Coordinator  
Department of City Planning

From:   
Sergio D. Valdez, Transportation Engineer  
Department of Transportation

Subject: **NOTICE OF PREPARATION OF A TRAFFIC STUDY REPORT FOR THE SIERRA  
CANYON SCHOOL LOCATED AT 11023 LURLINE AVENUE**

**ENV 2004-0164 EIR**

The Los Angeles Department of Transportation (LADOT) has received the request for comments for the Pre-Draft Environmental Impact Report for Sierra Canyon High School. LADOT is requesting that a traffic study be submitted to LADOT so that any traffic impacts generated by the proposed project are addressed in the Pre-Draft Environmental Impact Report. The traffic study shall be conducted according to the most recent standard traffic study policies and procedures established by LADOT. The specific requirements of the traffic study will be documented in a scoping memorandum of understanding (MOU) that will be negotiated between the traffic consultant and LADOT. The parameters that will be agreed upon include the following: study intersections, residential street segments, related projects, trip generation rates, ambient growth rate, trip distribution pattern and trip assignments. If build out of the project (including any phasing) is more than five years in the future, an EMME/2 computerized travel forecasting model may be required.

Before the MOU process begins, the following information should be submitted to LADOT's Valley Development Review Office:

1. A complete and detailed project description, including information on the sites existing uses and phasing of the project. Anticipated hours of operation for the school, the routes to be used by the school buses and a zip code analysis.
2. In estimating the trip generation of the project, the maximum student capacity should be used. Projects generating 43 trips or more during the peak hours are required to prepare and submit a detailed traffic study. According to preliminary calculations, the school will generate 1,969 daily trips, 506 AM peak hour trips and 231 PM peak hour trips.
3. A detailed site/driveway plan, at a scale of at least 1"=40', shall be submitted to LADOT for approval. The plan shall show all access points, internal circulation patterns and should address on-site drop-off and pick-up activities along with any potential congestion impacts that these activities will have on the surrounding streets.

If you have any further questions, you may contact Lorena Avila of my staff at (818) 374-4699.

c:\WV\04-011

c: Tom Henry, Third Council District  
Mike Bagheri, DOT Metro Programs



Department of Water and Power



the City of Los Angeles

JAMES K. HAHN  
Mayor

Commission  
DOMINICK W. RUBALCAVA, President  
LELAND WONG, Vice President  
ANNIE E. CHO  
GERARD McCALLUM II  
SID C. STOLPER  
SUSAN C. PARKS, Secretary

DAVID H. WIGGS, General Manager  
FRANK SALAS, Chief Administrative Officer

March 26, 2004

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CITY OF LOS ANGELES

APR 01 2004

ENVIRONMENTAL  
UNIT

Mr. Nichols Hendricks  
Project Coordinator  
Environmental Review Section  
Department of City Planning  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

Post-It® Fax Note		Sierra Canyon 7671	Date 4/13/04	# of pages 9
To	Thomas Brock		From	Nicholas Hendricks
Co./Dept.			Co.	City Planning
Phone #			Phone #	
Fax #			Fax #	

Dear Mr. Hendricks:

Subject: Sierra Canyon High School Project  
Review of Notice of Preparation of a Draft Environmental Impact Report

The Los Angeles Department of Water and Power (LADWP) has reviewed your Notice of Preparation of a Draft Environmental Impact Report to evaluate utility service needs for the proposed project and/or potential related impacts to utility facilities due to proposed project construction activity. For reference, the proposed project is located at the southeastern side of De Soto Avenue/State Highway 118 (11023 Lurline Avenue, Chatsworth, CA 91311) in the Chatsworth-Porter Ranch Community Plan District of the City of Los Angeles (see Thomas Bros. Maps, page 500, C2).

The proposed project involves the construction of a 550-student private high school on 4.29 acres. The project will occupy 79,810 square feet of new and converted on-site uses, and would be built to one and two stories with a maximum height of 58 feet. Parking accommodations will be provided for 236 vehicles in four surface area parking lots.

We are providing information for consideration and incorporation into the planning, design, and development efforts for the proposed project. Regarding water needs for the proposed project, this letter does not constitute a response to a water supply assessment due to recent state legislative activity (i.e., SB 901, SB 610, and SB 221) for development projects to determine the availability of long-term water supply. Our understanding is that a water supply assessment by the water supply agency needs to be requested and completed prior to issuing a draft Negative Declaration or draft EIR.

**Water and Power Conservation ... a way of life**

111 North Hope Street, Los Angeles, California Mailing address: Box 51111, Los Angeles 90051-0100  
Telephone: (213) 367-4211 Cable address: DEWAPOLA



Mr. Nichols Hendricks  
Page 2  
March 24, 2004

Before investing resources in preparation of a water supply assessment, we recommend that you contact LADWP (Mr. Alvin Bautista, [213] 367-0800 or by e-mail at [Alvin.Bautista@water.ladwp.com](mailto:Alvin.Bautista@water.ladwp.com)) and provide specific project details as requested to help staff make a determination on whether or not the proposed project meets the criteria for compliance with this legislation.

If proposed project parameters (e.g., development details such as type, square footage, anticipated water demand by 2020, population increase, etc.) are such that they are subject to state law requiring a water availability assessment, a separate request must be made in writing to:

Mr. Gerald A. Gewe  
Chief Operating Officer – Water System  
Los Angeles Department of Water and Power  
111 North Hope Street, Room 1455  
Los Angeles, CA 90012

The following are our preliminary comments on the proposed project.

#### **Water Needs**

Once a determination of the proposed project fire demands has been made, LADWP will assess the need for additional facilities, if any.

As the project proceeds further in the design phase, we recommend the project applicant or designated Project Management Engineer contact Mr. Hugo Torres at (213) 367-1178 or by e-mail at [Hugo.Torres@water.ladwp.com](mailto:Hugo.Torres@water.ladwp.com) to make arrangements for water supply service needs.

#### **Power Needs**

It should be noted that the Project Applicant may be financially responsible for some of infrastructure improvements (e.g., installation of electric power facilities or service connections) necessary to serve the proposed project.

As the project proceeds further in the planning and design phase, we recommend the project applicant or designated Project Management Engineer contact Mr. James M. Laschober at (213) 367-3469 or by e-mail at [James.Laschober@ladwp.com](mailto:James.Laschober@ladwp.com) for dealing with power services and infrastructure needs.



Mr. Nichols Hendricks  
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March 24, 2004

### Water and Energy Conservation

LADWP has a number of energy efficiency and water conservation programs. Since the proposed project is in the planning and design phase, it may be an opportunity to incorporate some of these measures in the design and operations of the proposed facilities.

**Water Conservation.** LADWP is always looking for means to assist its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities. Some water conservation measures are enclosed. Mr. Thomas Gackstetter is the Water Conservation Program Manager and can be reached at (213) 367-0936 or by e-mail at [Thomas.Gackstetter@water.ladwp.com](mailto:Thomas.Gackstetter@water.ladwp.com).

**Energy Efficiency.** LADWP suggests consideration and incorporation of energy-efficient design measures (enclosed) for building new commercial and/or remodeling existing facilities. Implementation of applicable measures would exceed Title 24 energy efficiency requirements. LADWP continues to offer a number of energy efficiency programs to reduce peak electrical demand and energy costs. Mr. Steve Matsuda is the Program Manager and can be reached at (213) 367-3023 or by e-mail at [Steve.Matusda@ladwp.com](mailto:Steve.Matusda@ladwp.com).

**Green Power for a Green LA Program.** LADWP is committed to replacing electricity generated from fossil fuel-burning power plants with energy generated from renewable resources such as the sun, wind, water, biomass, and geothermal. Mr. William Glauz is the Green Power Program Manager and can be reached at (213) 367-0410 or by e-mail at [William.Glauz@ladwp.com](mailto:William.Glauz@ladwp.com). Customers of LADWP are encouraged to join this effort by taking part in our "Green Power for a Green LA" program. Visit [www.GreenLA.com](http://www.GreenLA.com) to learn more about the various programs available.

**Trees for a Green LA.** As part of its ongoing commitment to environmental initiatives that reduce energy use, improve air quality, and beautify local communities, LADWP is sponsoring the *Trees for a Green LA* program. One of the main goals of the program is to add an estimated 200,000 shade trees to the Los Angeles urban environment starting in March 2002. The program is intended to provide shade trees to LADWP residential customers to provide natural cooling and thus reduce air conditioning electricity use. Mr. Steve Matsuda is the Program Manager and can be reached at (213) 367-3023 or by e-mail at [Steve.Matusda@ladwp.com](mailto:Steve.Matusda@ladwp.com).

**Solar Energy.** Solar power is a renewable, nonpolluting energy source that can help reduce our dependence on fossil fuels. Ms. Josephine Gonzalez is the Solar Energy



Mr. Nichols Hendricks  
Page 4  
March 24, 2004

Program Manager and can be reached at (213) 367-0414 or by e-mail at Josephine.Gonzalez@ladwp.com.

**Electric Transportation.** LADWP is promoting this program by providing our customers with information and assistance in the purchase of alternative, cleaner fueled vehicles, and other advanced transportation options. This assistance, for example, greatly simplifies the process of buying electric vehicles and installing a charger(s). Mr. William Glauz is the Program Manager and can be reached at (213) 367-0410 or by e-mail at William.Glauz@ladwp.com.

Please include LADWP in your mailing list and address it to the undersigned in Room 1044. We look forward to reviewing your environmental document for the proposed project. If there are any additional questions, please contact Ms. Nadia Dale of my staff at (213) 367-1745.

Sincerely,



Charles C. Holloway  
Supervisor of Environmental Assessment

ND:gc

Enclosures

c: Mr. Alvin Bautista  
Mr. Hugo Torres  
Mr. James Laschober  
Mr. Thomas Gackstetter  
Mr. Steve Matsuda  
Mr. William Glauz  
Ms. Josephine Gonzalez  
Ms. Nadia Dale



## LADWP WATER & ENERGY CONSERVATION MEASURES

### IMPACT OF THE PROPOSED PROJECT ON THE WATER SYSTEM AND METHODS OF CONSERVING WATER LOS ANGELES DEPARTMENT OF WATER AND POWER

#### IMPACT ON THE WATER SYSTEM

If the estimated water requirements for the proposed project can be served by existing water mains in the adjacent street(s), water service will be provided routinely in accordance with the Los Angeles Department of Water and Power's (LADWP) Rules and Regulations. If the estimated water requirements are greater than the available capacity of the existing distribution facilities, special arrangements must be made with the LADWP to enlarge the supply line(s). Supply main enlargement will cause short-term impacts on the environment due to construction activities.

In terms of the City's overall water supply condition, the water requirement for any project that is consistent with the City's General Plan has been taken into account in the planned growth in water demand. Together with local groundwater sources, the City operates the Los Angeles-Owens River Aqueduct and purchases water from the Metropolitan Water District of Southern California. These three sources, along with recycled water, will supply the City's water needs for many years to come.

Statewide drought conditions in the mid-1970s and late 1980s dramatically illustrated the need for water conservation in periods of water shortage. However, water should be conserved in Southern California even in years of normal climate because efficient use of water allows increased water storage for use in dry years as well as making water available for beneficial environmental uses. In addition, electrical energy is required to treat and deliver all water supplies to the City and the rest of Southern California. Conserving water contributes to statewide energy conservation efforts. Practicing water conservation also results in decreased customer operating costs.

#### WATER CONSERVATION

LADWP assists residential, commercial, and industrial customers in their efforts to conserve water. Recommendations listed below are examples of measures that conserve water in both new and existing construction:

1. The landscape irrigation system should be designed, installed, and tested to provide uniform irrigation coverage for each zone. Sprinkler head patterns should be adjusted to minimize over spray onto walkways and streets. Each zone (sprinkler valve) should water plants having similar watering needs (do not mix shrubs, flowers and turf in the same watering zone).



Automatic irrigation timers should be set to water landscaping during early morning or late evening hours to reduce water losses from evaporation. Adjust irrigation run times for all zones seasonally, reducing watering times and frequency in the cooler months (fall, winter, spring). Adjust sprinkler timer run times to avoid water runoff, especially when irrigating sloped property.

2. Selection of drought-tolerant, low water consuming plant varieties should be used to reduce irrigation water consumption. For a list of these plant varieties, refer to Sunset Magazine, October 1988, "The Unthirsty 100," pp. 74-83, or consult a landscape architect.
3. The availability of recycled water should be investigated as a source to irrigate large landscaped areas.
4. Ultra-low-flush water closets, ultra-low-flush urinals, and water-saving showerheads must be installed in both new construction and when remodeling. Low flow faucet aerators should be installed on all sink faucets.
5. Significant opportunities for water savings exist in air conditioning systems that utilize evaporative cooling (i.e. employ cooling towers). LADWP should be contacted for specific information on appropriate measures.
6. Recirculating or point-of-use hot water systems can reduce water waste in long piping systems where water must be run for considerable periods before heated water reaches the outlet.
7. Water conserving clothes washers and dishwashers are now available from many manufacturers. Water savings also represent energy savings, in that the water saved by these appliances is typically heated.

More detailed information regarding these and other water conservation measures can be obtained from LADWP's Water Conservation Office by calling (800) 544-4498.



## COMMERCIAL ENERGY EFFICIENCY MEASURES

During the design process, the applicant should consult with the Los Angeles Department of Water and Power, Efficiency Solutions Business Group, regarding possible energy efficiency measures. The Efficiency Solutions Business Group encourages customers to consider design alternatives and information to maximize the efficiency of the building envelope, heating, ventilation, and air conditioning, building lighting, water heating, and building mechanical systems. The applicant shall incorporate measures to meet or, if possible, exceed minimum efficiency standards for Title XXIV of the California Code of Regulations. In addition to energy efficiency technical assistance, the Department may offer financial incentives for energy designs that exceed requirements of Title XXIV for energy efficiency.

1. Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations.
2. Install high-efficiency air conditioning controlled by a computerized energy-management system in the office and retail spaces which provides the following:
  - A variable air-volume system which results in minimum energy consumption and avoids hot water energy consumption for terminal reheat;
  - A 100-percent outdoor air-economizer cycle to obtain free cooling in appropriate climate zones during dry climatic periods;
  - Sequentially staged operation of air-conditioning equipment in accordance with building demands; and
  - The isolation of air conditioning to any selected floor or floors.
  - Consider the applicability of the use of thermal energy storage to handle cooling loads.
3. Cascade ventilation air from high-priority areas before being exhausted, thereby decreasing the volume of ventilation air required. For example, air could be cascaded from occupied space to corridors and then to mechanical spaces before being exhausted.
4. Recycle lighting system heat for space heating during cool weather. Exhaust lighting-system heat from the buildings, via ceiling plenums, to reduce cooling loads in warm weather.
5. Install low and medium static-pressure terminal units and ductwork to reduce energy consumption by air-distribution systems.



6. Ensure that buildings are well-sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads. Where applicable, design building entrances with vestibules to restrict infiltration of unconditioned air and exhausting of conditioned air.
7. A performance check of the installed space-conditioning system should be completed by the developer/installer prior to issuance of the certificate of occupancy to ensure that energy-efficiency measures incorporated into the project operate as designed.
8. Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and, thus, increase lighting efficiency.
9. Use a white reflective material for roofing meeting California standards for reflectivity and emissivity to reject heat.
10. Install thermal insulation in walls and *ceilings* which exceeds requirements established by the California Code of Regulations.
11. Design window systems to reduce thermal gain and loss, thus, reducing cooling loads during warm weather and heating loads during cool weather.
12. Install heat-rejecting window treatments, such as films, blinds, draperies, or others on appropriate exposures.
13. Install fluorescent and high-intensity-discharge (HID) lamps, which give the highest light output per watt of electricity consumed, wherever possible including all street and parking lot lighting to reduce electricity consumption. Use reflectors to direct maximum levels of light to work surfaces.
14. Install photo sensitive controls and dimmable electronic ballasts to maximize the use of natural daylight available and reduce artificial lighting load.
15. Install occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling to avoid unnecessary energy consumption.
16. Install time-controlled interior and exterior public area lighting limited to that necessary for safety and security.
17. Control mechanical systems (HVAC and lighting) in the building with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied space.



18. Incorporate windowless walls or passive solar inset of windows into the project for appropriate exposures.
19. Design project to focus pedestrian activity within sheltered outdoor areas.

For additional information concerning these conservation measures, please contact Mr. Don Cunningham, Director of Energy Efficiency Solutions, at (213) 361-1375.

W&P ConsvrtnMeasures v.082802

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

January 27, 2004

To: Department of City Planning  
Room 763 City Hall, STOP: 395  
Attn: Nicholas Hendricks, Project Coordinator

From: Fire Department

Subject: **(SIERRA CANYON HIGH SCHOOL )**

PROJECT LOCATION

11023 Lurline Avenue, Chatsworth, CA 91311

PROJECT DESCRIPTION

Conditional Use Permit (for school use in a residential zone) and Zone Variance (for height of 55-foot gymnasium and 58-foot entry feature; front and rear yard exceptions) to allow the construction of a 550-student private high school on 4.29 acres in the (T) RE11-1 and A2-1 Zones. The project will occupy 76,810 square feet of new and converted on-site uses, and would be built to one or two stories with a maximum height of 58-feet; project will also accommodate an equestrian trail. Parking accommodations will be provided for 236 vehicles in four surface area parking lots. The southern edge of the project site is defined by the future extension of Rinaldi Street which will be completed between the years of 2007 and 2009.

The following comments are furnished in response to your request for this Department to review the proposed development:

A. Fire Flow

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low Density Residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 6,000 G.P.M. from 4 fire hydrants flowing simultaneously.



B. Response Distance, Apparatus, and Personnel

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 107  
20225 Devonshire Street  
Chatsworth, CA 91311  
Single Engine Company  
Paramedic Rescue Ambulance  
Staff – 6  
Miles – 1.6

Fire Station No. LF 96  
21800 Marilla Street  
Chatsworth, CA 91311  
Task Force Truck and Engine Company  
Staff – 10  
Miles – 2.5

The above distances were computed to 11023 Lurline Avenue.

C. Firefighting Access

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Nicholas Hendricks  
January 27, 2004  
Page 3

No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

### CONCLUSION

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19708.

For additional information, please contact Inspector Theule of the Construction Services Unit at (213) 482-6509.

WILLIAM R. BAMATTRE  
Fire Chief



Alfred B. Hernandez, Assistant Fire Marshal  
Bureau of Fire Prevention and Public Safety

ABH:MT:gm  
c:sierra cyn high schl



**LOS ANGELES POLICE DEPARTMENT****WILLIAM J. BRATTON**  
Chief of Police**JAMES K. HAHN**  
MayorP.O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (213) 485-4101  
TDD: (877) 275-5273  
Ref #: 1.1.2

February 24, 2004

Mr. Nicholas Hendricks  
Environmental Review Unit  
200 North Spring Street, Room 763  
Los Angeles, California 90012

Dear Mr. Hendricks:

**PROJECT TITLE: SIERRA CANYON HIGH SCHOOL**

The proposed project involves the Los Angeles Police Department's (LAPD) Devonshire Area. Enclosed are Area and individual Reporting District population, average crime rate per thousand persons, predominant crimes, response time to emergency calls for service, and Area personnel statistics and information. The Department's response is based on information received from the Area in which the project is located, LAPD's Information Technology Division and input from Crime Prevention Unit (CPU) personnel.

A project of this size would have a significant impact on police services in Devonshire Area. The LAPD's Community Relations Section, CPU, is available to advise you on crime prevention features appropriate to the design of the property involved in the project. The LAPD strongly recommends that developers contact CPU personnel to discuss these features.

Upon completion of the project, you are encouraged to provide the Devonshire Area commanding officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Questions regarding this response should be referred to Officer Marco Jimenez, Crime Prevention Unit, Community Relations Section, at (213) 485-3134.

Very truly yours,

**WILLIAM J. BRATTON**  
Chief of PoliceA handwritten signature in black ink, appearing to read "Fred Booker".  
**FRED BOOKER**, Lieutenant  
Officer in Charge  
Community Relations Section  
Office of the Chief of Police

Enclosure

## DEVONSHIRE AREA

The Sierra Canyon High School project is located in Devonshire Area, in Reporting District (RD) 1723. Devonshire Area covers 54.19 square miles and the station is located at 10250 Etiwanda Avenue, Northridge, California 91325, (818) 756-8285.

The service boundaries of Devonshire Area are as follows: the Simi Valley-San Fernando Freeway (118), and the Los Angeles City boundary to the north, Roscoe Boulevard and Saticoy Street to the south, the Los Angeles City boundary to the west, the Golden State Freeway (5) and the San Diego Freeway (405) to the east.

The boundaries for RD 1723 are as follows: the Simi Valley-San Fernando Freeway (118) to the north, Browns Creek Channel to the west, Devonshire Street to the south, and Winnetka Avenue to the east.

The average response time to emergency calls for service in Devonshire Area during 2002 was 11.0 minutes. The Citywide average during 2003 was 10.2 minutes. There are approximately 339 sworn officers and 26 civilian support staff deployed over three watches at Devonshire Area.

There were 52 crimes per 1000 persons in Devonshire Area during 2003. Individual RD crime statistics, population and crimes per 1000 persons are listed on the attached RD information sheets. The predominant crimes in Devonshire Area are aggravated assault, vehicle theft, and burglary from vehicle.

Prepared by:  
Community Relations Section  
Crime Prevention Unit



**LOS ANGELES POLICE DEPARTMENT  
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

**PROJECT NAME: SIERRA CANYON HIGH SCHOOL**

TYPE OF CRIME	RD * 1723	DEVONSHIRE AREA	CITYWIDE
Burglary from Business	15	394	5,407
Burglary from Residence	29	1,162	15,155
Burglary Other	9	373	4,758
Street Robbery	5	388	11,259
Other Robbery	2	283	5,998
Murder	0	24	655
Rape	2	52	1,400
Aggravated Assault	20	1,681	32,491
Burglary from Vehicle	23	2,353	29,135
Theft from Vehicle	10	881	13,467
Grand Theft	7	840	12,408
Theft from Person	0	33	1,006
Purse Snatch	0	12	348
Other Theft	8	2,006	22,890
Bicycle Theft	0	18	306
Vehicle Theft	28	2,784	34,123
Bunco	7	1	133
<b>TOTAL</b>	<b>165</b>	<b>13,285</b>	<b>190,939</b>

**CRIMES PER 1000 PERSONS**

REPORTING DISTRICT	CRIMES	/	POPULATION X 1000	CRIMES PER 1000 PERSONS
DEVONSHIRE	13,285	/	255,091	52/1000
CITYWIDE	190,939	/	3,865,000	49/1000

\* All statistical information is based on 2003 Los Angeles Police Department Selected Crimes and Attempts by Reporting District from the Police Arrest and Crime Management Information System 2 report.

**RECEIVED**  
CITY OF LOS ANGELES

FEB 23 2004

ENVIRONMENTAL  
UNIT

James M. & Darlene Orme  
20655 Nashville Street  
Chatsworth, CA 91311-1619

February 17, 2004

Nicholas Hendricks  
Project Coordinator  
Environmental Review Section  
Department of City Planning  
200 N. Spring Street, Rm. 763  
Los Angeles, CA 90012

RE: Sierra Canyon High School  
ENV-2004-0164-EIR

Dear Mr. Hendricks,

We are the owners of the property at 20655 Nashville Street. This property is located at the northeast corner of the intersection of Lurline Avenue and Nashville Street. We are immediately adjacent to the property ownership along Lurline Avenue.

We have two major concerns relative to the project. The first is the utilization of Lurline Avenue as access to the site. The second is the drainage from the site to Lurline Avenue.

We have reviewed the project file and read the developer's report relative to the environmental impacts of the project. The developer states that no access from Lurline Avenue will be used to service the project. They indicate that Lurline Avenue will be completed as a cul-de-sac street. They also state that temporary access to at the project during the development of Rinaldi Street will be from the existing Rinaldi Street west of the project and along a temporary roadway within the proposed Rinaldi Street alignment. This means that the current access at Lurline Avenue will be closed at the start of the project construction. All access including construction would then be from existing Rinaldi Street. First, this is very important to our neighborhood that this concept be enacted. Therefore, mitigation to the project would be a condition effectuating the above. Second, the project developer's property ownership appears to extend



to Lurline Avenue and Nashville Street. The project EIR should address the owner's future plans for the property southeast of the future Rinaldi Street. Now would be the appropriate time to require the owner to provide street dedications to finish the widening of Nashville Street and the creation of a cul-de-sac at the northern end of Lurline Avenue. Please ensure that this is accomplished through the EIR and Conditional Use processes.

The second concern is the drainage from the site. The recently completed elements of the Porter Ranch development north of the freeway has resulted in a continuous all weather flow in Lurline Avenue. This creates a nuisance in dry seasons. This project's additional flows to Lurline Avenue will only aggravate the condition. A hydrology report should be required along with proposals to control this all weather flow.

If you have any questions relative to our concerns, we can be reached at (818) 998-5102.

Sincerely,

James & Darlene Orme

**RECEIVED**  
CITY OF LOS ANGELES

FEB 23 2004

ENVIRONMENTAL  
UNIT

February 17, 2004  
20755 Tulsa St.  
Chatsworth, CA 91311

Dear Mr. Hendricks,

I am writing to you regarding the environmental impact report regarding EAF NO: ENV-2004-0164-EIR, Sierra Canyon High School. As a resident I am concerned about the high volume of traffic that would impact our neighborhood. I live on Tulsa Street, the only through east/west residential street after Chatsworth St. Lurline and De Soto Streets are the cross streets closest to my home. We have already had No Left Turn signs posted to keep traffic from turning left onto Tulsa because of the heavy morning traffic. I can see the high school parents and students using Lurline and Tulsa as a thoroughfare to enter and exit the neighborhood.

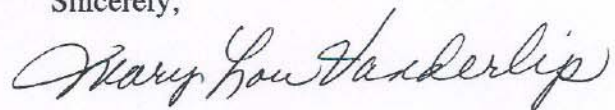
I understand that Rinaldi is supposed to continue East from Mason to De Soto, however, I have no idea when that will take place. Even if it does, I'm sure other exit routes will be taken just to avoid traffic.

If this high school is erected, I would appreciate the consideration of possibly putting NO Right Turn signs at the corner of Lurline and Tulsa during school hours so that cars taking and/or picking up students would not be able to exit down Tulsa to De Soto, and that the No Left Turn Hours be extended to the afternoon on the signs on DeSoto. We are already suffering from the heavy traffic on Mason Av. since it was opened over the railroad tracks a few months ago.

We need more signals and road bumps in our neighborhood to slow the traffic down.

If you wish further input, do not hesitate to call me.

Sincerely,



Mary Lou Vanderlip

Cell: (818) 314-0005

Home: (818) 998-3613



Nicholas Hendricks, Project Coordinator  
Environmental Review Section  
Department of City Planning  
200 N. Spring Street, Room 763  
Los Angeles, Ca 90012

**RECEIVED**  
CITY OF LOS ANGELES

FEB 23 2004

ENVIRONMENTAL  
UNIT

Sierra Canyon High School

EAF NO.: ENV-2004-0164-EIR

1. Unlike other high schools in the valley, Sierra Canyon proposes building in an established neighborhood. Sierra Canyon Elementary School has a history of bending the rules to meet their needs. For example, their student population continually expands beyond the initial enrollment plan. The past practice of this school needs to be considered before they are allowed to begin this project.
2. What are the hours of operation for the school? Will there be a curfew on after school activities?
3. Is there an athletic field? Will the athletic field have lights? Will the school be permitted night activities?
4. Is there an assembly bell and at what decibel will it be operated. Will there be a public address system and at what decibel will it be operated? At what time will they be used?
5. 236 parking spaces seem inadequate. If approximately 140 parking spaces are allocated to the senior class this allows only 96 parking spaces for the staff, faculty and visitors. There appears to be no parking spaces for any other students.
6. 236 parking spaces is inadequate for any after school activity involving the student body or visiting schools; sporting events, after school activities, dances, parent/teacher night, etc. The solution can not be finding parking in our residential neighborhood. There is no parking on Desoto Avenue.
7. What are the schools plans for before and after school supervision?
8. The neighborhood south of the school bordering DeSoto Avenue to the west, Mason Avenue to the east and Chatsworth Street has already experienced "cut through" traffic onto Tulsa Street from DeSoto Avenue, hence the no left turn sign in the morning. Access to the school should be denied through our neighborhood from Lurline Avenue at Chatsworth Street and Tulsa Street from Mason Avenue. After school traffic also needs to be denied. Tulsa Street should be blocked at DeSoto Avenue.
9. The neighborhood currently has access to the Mission Horse Trail at the end of Lurline Avenue. However if the high school is built access has to be denied or limited to the

residents of the neighborhood by a secured gate to avoid student and visitors from parking in our neighborhood.

10. The residents of Celtic Street west of Cozycroft Avenue have a wash behind their homes. At this time there is no secured entry into the wash neither from Lurline Avenue nor by entering the wash from the Mission Horse Trail. We have very little trouble at this time however there has to be a solution in place before 550 students discover it.
11. There should be no parking eastbound on the new extension of Rinaldi Street from DeSoto Avenue, south of the new extension is our neighborhood.
12. Will there be an environmental review of the area, currently there are owls, California quail, bats, rabbits, coyotes and other wildlife in the area. What will be done to preserve them?
13. There are currently three proposed Porter Ranch projects, a proposed public storage facility and the proposed high school on the land bordering the 118 Freeway to the north, DeSoto Avenue to the west and Mason Avenue to the east. All of these projects should be considered at the same time.
14. Aesthetically the high school should meet the needs of the surrounding neighborhood without it being a "city issue", "transportation problem", "it's on DWP/MWD property", "that's a Porter Ranch issue" etc. Again referring to issue No. 13, all of these projects need to be considered together.
15. What are the plans for the Mission Horse Trail?

Honestly, there are numerous questions and concerns that need to be addressed on an ongoing basis and cannot be met in one correspondence.

Chuck and Dorothy Knolls  
20641 Celtic Street  
Chatsworth, Ca 91311  
(818) 772-0085



RECEIVED  
CITY OF LOS ANGELES

FEB 23 2004

Proposed Sierra Canyon High School

Dear Mr. Hendricks;

Feb 14, 2004 ENVIRONMENTAL  
UNIT

Thank you for requesting my input on the Sierra Canyon High School project DEIR (ENV-2004-0164-EIR). In the DEIR, please include a complete discussion of the following:

- 1) All traffic impacts, including, but not limited to;
  - A) Any added traffic on Tulsa, Lurline and Nashville streets. (Also, will these streets, including Gazette Ave, be connected directly to Rinaldi?)
  - B) Impacts from students/faculty leaving campus at lunchtime. (Also, will students be allowed to walk off campus at lunchtime?)
- 2) All noise impacts, including, but not limited to (note: daily afternoon westerly wind will blow noise towards adjacent homes);
  - A) Public address systems and bells
  - B) "Outdoor" assemblies, concerts, fundraisers or sports events.
  - C) Student car radios.
  - D) Any "open" gymnasium doors.
- 3) Proposed hours and days of use including;
  - A) School days/hrs.
  - B) "Outdoor" assemblies, concerts, fundraisers or sports events days/hrs.
  - C) Any operations/events occurring on evenings, weekends or holidays.
- 4) Construction impacts, including, but not limited to;
  - A) Duration of construction
  - B) Construction days and hrs. of work, including any holidays or weekends.
  - C) Additional noise abatement practices "beyond the City regulations". (eg: banning boom boxes, etc)
  - E) Construction traffic routes and parking locations
  - F) Method to minimize dust during windy days and during typical afternoon westerly winds.
  - G) Due to the windy and dry conditions, will smoking be allowed on the site during construction?
- 5) Misc impacts:
  - A) Project's affect on proposed horse trail
  - B) Clarify building heights, locations and landscaping via architectural drawings.
  - C) Clarify status of Tentative Tr #54240 which shows only dwellings in this area.
  - D) Are any outdoor sports fields/courts included in the school complex?

I am looking forward to reviewing the DEIR and especially the responses to the above items. Thank you,

Scott Munson            213-367-0870 (days)    818-882-3203 (home)  
20649 Tulsa St.  
Chatsworth, CA. 91311

20778 Nashville Street  
Chatsworth, CA 91311

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CITY OF LOS ANGELES

FEB 17 2004

ENVIRONMENTAL  
UNIT

Mr. Nicholas Hendricks, Project Coordinator  
Environmental Review Section  
Department of City Planning  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

Re: Sierra Canyon High School  
EAF NO: ENV-2004-0164-EIR

Dear Mr. Hendricks:

This letter is in opposition to the granting of a Conditional Use Permit (for school use in a residential zone) and Zone Variance to Sierra Canyon.

Many of us came to Chatsworth years and even decades ago because of its rural charm. I came about 10 years ago. The quiet is what attracted me. For years after moving here there was a sign in the lot where this project is scheduled to be built saying future home of 9 homes and a phone number was given. If that sign had said future home of Sierra Canyon High School, I doubt if many of us would have moved here.

Noise is the biggest environmental impact I think. Basketball games with the bands and screaming kids in the gym cannot be mitigated by so-called soundproofing.

There's a stage planned next to the gym. I don't know if it's an indoor or outdoor stage but both would require amplification. An outdoor stage would be utterly insensitive of the neighbors. Why should I in my home have to listen to what is being sung on their stage? I was here first!

There is a cul de sac on Oklahoma with my home at the top of the key and the gym and the stage close by. I can't think of a more efficient transmitter of noise with my house getting much of it.

This monster project is out of all proportion to the small quiet neighborhood that surrounds it. It does not fit. It will increase the traffic and reduce the air quality with cars and school buses crowded about.

Please reject it.

Sincerely,

Stephen Kreynes.



Nicholas Hendricks, Project Coordinator  
Environmental Review Section  
Department of City Planning  
200 N. Spring Street, Room 763  
Los Angeles, Ca 90012

**RECEIVED**  
CITY OF LOS ANGELES

FEB 17 2004

ENVIRONMENTAL  
UNIT

Project Name: Sierra Canyon High School.  
EAF NO.: ENV-2004-0164-EIR

We strongly object to the building of a High School in our neighborhood. How can it be allowed to have a big project like that in a residential zone??

A few weeks back the school had a function at the Lurline Av. site and the noise they created by using a Microphone was unbearable!!! On top of the noise factor is the traffic problem. The pollution all those cars and buses will spill into our quiet neighborhood will be severe.

Sincerely,  
Ed and Christine Kozdrowicki  
10935 Oklahoma Av.  
Chatsworth, Ca. 91311

*Ed and Christine Kozdrowicki*